

## Pam Johns

Head of Rural Services

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Pam Johns has been with Coodes since 1989, and a Partner since 1998. She has always dealt with property matters, starting out in Residential Property but for the past 15 years she has specialised in Commercial Property, with a particular interest in rural property.

She established the Holsworthy office and has been consistently highly ranked in the legal directories Legal 500 and Chambers for many years.

## Expertise

### Commercial Property

Pam has a particular interest in rural property and is extremely well known in the region for her work supporting the rural community.

She handles the more complex and high value transactions involving farm sales, purchases, and farm business tenancies.

#### Notable Commercial Property cases

##### Sale of Farm

Acting for a local businessman in the sale of one of his farms as he works towards retirement. There was a self-invested personal pension (SIPP) owning part of the farm to be sold and a tenancy affecting some of the buildings. There was also a solar array to be transferred, as well as a gazumping attempt part way through by the unsuccessful buyer.

##### Sale of Land

We acted for clients who had previously owned the land that they were purchasing and had then sold it back in 2000 and have been renting it under a Farm Business Tenancy (FBT). Following the death of the Landlords, they agreed with the estate to buy back the land and extinguish the FBT. They also had a charge to AMC to assist with the purchase and AMC also took a charge over other land that they own, to bring in their son as the next generation to the purchase.

#### Falmouth

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#### Sale of Farm

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Pam acted for the administrators of an estate in the sale of a farm. Part way through the transaction it became clear that the Buyer hadn't got all the money to buy the farm and it was agreed to proceed to exchange and completion with part of the sale price being secured by a charge back to the executors to allow time for the Buyer to refinance or sell other property they own.

Our clients were selling Land and Buildings that were inherited from their late parents' Estate. However, they had prepared their own Deeds of Variation that could have triggered First Registration and so the Buyers and their Lawyers insisted that the land was registered at Land Registry before the sale could proceed.

First Registration was applied for and was slightly complicated because of those "home drawn" Deeds of Variation and also the Mines and Minerals were excepted to The Duke of Cornwall. Wording was agreed with the Sellers, Buyers and Land Registry to deal with those Mines and Minerals before the registration was able to be completed and the Buyers and their Lawyers were happy to proceed.

It was important to try and keep all parties informed of progress with the registration application to keep the "deal" together and explaining to the Sellers why the voluntary registration was having to be done.

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#### Purchase of Farm

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We acted for clients in the purchase of a farm where they subsequently obtained planning permission for a children's nursery and preschool.

They needed a Lease to be drawn up for the farmhouse, buildings and garden. The Lease for the children's nursery and preschool contained a right of way over the farm lane and various rights and covenants to ensure the Nursery was "secure" for the children and workforce but also allowed our clients to continue their farming operations on their retained land and buildings.

It is a good example of farmers diversification and is providing a valuable facility for the local community.

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#### Deeds of Variation & Easement

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Acting for a client who had been in dispute with a neighbour over a variety of boundary issues, the right to the supply of water under an easement and right of way issues.

Pam assisted with the preparation and completion of an application to fix the new boundary, two deeds of variation to easements for water supply and rights of way.

## Qualifications & Accreditations

- Solicitor (1994)

## Memberships

- Fellow of the Agricultural Law Association

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